

# client ALERT

## Attention: Residential Landlord/Tenants! New PA Supreme Court Rule that Could Affect YOU!

The Pennsylvania Supreme Court has enacted new rules regarding stays of eviction that are based on magisterial district judge (“MDJ”) judgments.

Under the old rule, in order for a tenant to remain in the property during the course of an appeal, he was required to pay the lesser of three months’ rent or the rent actually in arrears on the date of filing the Notice of Appeal as indicated on the MDJ judgment.

The new rule provides an alternative for indigent tenants. If the tenant’s income level is below the Health & Human Services property guidelines, he can obtain a stay of eviction by paying into court escrow at the time of the appeal one-third of the monthly rent, followed by an additional deposit of two-thirds of

the monthly rent within twenty days after the filing of the appeal.

Thereafter, each subsequent month’s rent must be paid into court escrow (as is the case under the old rule).

If you have comments or questions about this Alert or would like to know more about this law, please contact:

Steve Williams in our Business Department at:

**[SWilliams@cohenseglias.com](mailto:SWilliams@cohenseglias.com) or  
717-234-5530.**



COHEN SEGLIAS PALLAS GREENHALL & FURMAN PC

United Plaza • 30 South 17th Street  
19th Floor • Philadelphia, PA 19103

215.564.1700 [www.cohenseglias.com](http://www.cohenseglias.com)

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